

SAN DIEGUITO PLANNING GROUP
P.O. Box 2789, Rancho Santa Fe, CA, 92067

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OCT 21 2008

San Diego County
DEPT. OF PLANNING & LAND USE

MINUTES OF MEETING

SEPTEMBER 25, 2008

1. CALLED TO ORDER 7:12 P.M.
Attendance: Nancy Reed, Paul Marks, Neil Weinstein, Ira Epstein, Bruce Liska, Nicko Christenfeld, Jack McGee, Don Willis, Doug Dill.
Absent: Chaco Clotfelter, Laurel Lemarie, Bill Schlosser, Tom Hickerson, John Mecklenberg, Lois Jones.
2. AGENDA REVIEW
3. APPROVAL OF MINUTES
4. OPEN FORUM:
 - A. Melanie Fallon, EF/HG Town Council Chair. Distributed to the SDPG members individual draft community plans for Elfin Forest and Harmony Grove. Request to add to October 23rd SDPG agenda.
 - B. Neil Weinstein, SDPG Seat 5. Crosby HOA meeting was last week.
 - C. Nancy Reed, SDPG Seat 1. Will be having a meeting on October 29th with Lennar representatives about the proposed The Bridges Tennis Court Complex and Escondido Creek issues.
5. GENERAL PLANNING ITEMS:
 - A. None scheduled.
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **Del Dios Highway sign ordinance violations [continued to 10/23]**
 - B. **P 08-003 Krietzner – ATT Mobility Facility** – Major Use Permit - 17505 Camino Brisa Del Mar / Camino Santa Fe – Wireless Facility, with concrete block enclosure, 6 antennas on 10.8 acres
Applicant Contact: Kerrigan Diehl 760-587-3003 Planner: Don Willis (858) 481-1924
[continued to 10/09]
 - C. **TM 5456 Cielo 182 County Estates** 19 lot subdivision on 42 acres, Connemara Drive at Cielo de Lisa, Rancho Cielo, Applicant Cielo 182 LLC, Contact: Mike Levin 760-745-1890 Planner Doug Dill (760) 736-4333. **[cont'd to 10/9 mtg]**
 - D. **KIVA 3992 08-037 Bridges at Rancho Santa Fe** – Tennis Court complex at The Bridges. AD 08-022, SPA 08-002, P 08-025, CC 08-0065 **The Bridges Tennis Complex** located on Calle Messina, off Via de Las Flores – plan amendment for tennis facility. 5 courts, pro-shop, food and beverage facility, office, locker rooms spectator viewing, amenities for BBQ, play equipment, parking, lighting and signage, etc, on 5.8 acres with proposed entry gate on Calle Messina
[continued to 10/09]
 - E. **AD 08-035 Chandler Residence 5385 Linea del Cielo** – El Cielito apn 268-152-29-00 oversized garage, kitchenette detached accessory living quarters, subterranean garage – Applicant contact Maxwell Wuthrich 858-756-1788 Planner: John Mecklenburg 858-756-2072 **[Off Calendar]**
 - F. **P 07-012 Rancho Osuna Major Use Permit** Via de la Valle at s/e corner of Via de Santa Fe –

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apn 268-172-05,06,10 – to permit use of facility as commercial horse training facility owned by RSFAssoc. – Applicant Contact James Laret 858-756-9374 Planner: Nancy Reed 760-471-7933. [continued to 10/09]

- G. **Rancho Cielo – Additional Del Dios Hwy. Signage** – request by developer/owner to add additional signs to identify shopping center, including names of additional businesses located in center – possible re-design in process. Del Dios Hwy. at Via Ambiente. [continued to 10/09]
- H. **STP 08-007 The Lakes at Crosby, Unit 3 V-Designator Site Plan – Quietwood Lane & Silhouette Road** [x/s Faire Sky Way] Planner: Nicholas Christenfeld 760-741-1953 [continued to 10/09]
- I. **ZAP 01-061W2 San Dieguito Park - Cricket Communications** - "Minor Use Permit" - 1686 Lomas Santa Fe - Unmanned Wireless Facility in San Dieguito Park, underground equipment vault and antenna in replacement 30 ft. Flag Pole located in Private, Members Only, "Miracle Field" Ball Park. Applicant Contact: Franklin Orazco 619-632-2569 / DPLU Planner: Michelle Chan 858-694-2610 / Planning Group: Don Willis 858-481-1924.

Don Willis: This is a single carrier 9" diameter mono pole which is narrow enough to minimize visual impact. The antenna is inside the pole. Will be a dual purpose pole; function as a flag pole and score board for "Miracle Field". Rental income from the Cricket facility will cover Phase II San Dieguito Park improvements.

MOTION (Willis): To approve; structure vents should be color coordinated and the dark sky policy should be enforced.

SECONDED: Nicko Christenfeld

VOTE: 8 ayes 0 nos 0 abstain

- J. **TM 5295 - Cielo Azul**, 29 du on 100 acres, APN 679-140-11 and APN 679-140-16. DPLU Planner: Valerie Walsh, (858) 694-2069; Applicant's Representative: TRS Consultants, Thure Stedt, (619) 299-2525; SDPG Planner: Nancy Reed.

Nancy Reed: This proposed subdivision is completely surrounded by undeveloped open space including Elfin Forest Recreational Reserve and The Escondido Creek Conservancy land. This would be a development island surrounded by open space. Proposed access routes are very steep and windy, cutting through dedicated open space.

Thure Stedt: Parcel has access rights to Harmony Grove Road but impractical to develop. Such a road would need to cross Escondido Creek and climb very steep slope to proposed developable property. Actual access will come through Cielo del Norte subdivision (yet to be built). Development is conditioned on Cielo del Norte subdivision roads yet to be constructed. Also, fire protection secondary road access requirements call for right of way through the Elfin Forest Recreational Reserve. Mr. Stedt presented graphic panels illustrating visual studies submitted to the county. Currently Stedt is working with the county about issues regarding RPO slope and building pad designs.

Kevin Barnard, The Escondido Creek Conservancy Managing Director. The impacts of this proposed development goes beyond the borders of its footprint. Both sensitive native plant and animal species will be severally impacted. The following native species are on the property or surrounding the property; Summer Holly, Wart-Stemmed Lilac, American Badger, Mountain Lion, Pallid Bat, Black-tailed Jackrabbit, Coast Horned Lizard, Orange Throated Whiptail, Red Diamond Back Rattlesnake, Western Spade-foot Toad, Bell's Sage Sparrow, Cooper's Hawk, and Golden Eagle.

MOTION (Reed): To Disapprove. This proposed development is inappropriate because of the topography, surrounding open space with sensitive habitat, and it is unclear if access to basic services are viable to the location, such as ambulance, fire, sewer, and water. Such building in wild land areas is very risky and difficult for effective fire protection. The second access road does not appear to

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be able to be built to adequate standards.

SECOND: Nicko Christenfeld

VOTE: 8 ayes 0 nos 0 abstain

Second MOTION (Reed): Recommend property owner consider working with land conservancy organizations to donate the land for open space.

SECOND: Nicko Christenfeld

VOTE: 8 ayes 0 nos 0 abstain

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| 7. | GENERAL REGULATORY ITEMS: | None scheduled |
| 8. | REPORTS AND GENERAL DISCUSSION: | No reports this evening. |
| | ELFIN FOREST | DOUG DILL / NANCY REED |
| | DEL DIOS | NICOLAS CHRISTENFELD |
| | PARKS / TAC/COUNTY PARKS | JACK MC GEE |
| | GENERAL PLAN 2020 + COMMUNITY PLAN | LOIS JONES |
| | SAN DIEGUITO RIVER PARK | NANCY REED |
| | 4S RANCH | TOM HICKERSON |
| | RSF ASSOCIATION | BILL SCHLOSSER/LOIS JONES |
| | ROADS & TRAFFIC / SANDAG | BILL SCHLOSSER |
| | EL CAMINO REAL/VIA DE LA VALLE | JACK McGEE/DON WILLIS |
| 9. | ADMINISTRATIVE MATTERS: No matters taken up this evening. | |

Meeting adjourned at 8:37 pm

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